

296-304 Diment Road, Burton, SA 5110



Sold House

Tuesday, 27 February 2024

296-304 Diment Road, Burton, SA 5110

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 1 m2

Type: House



Mike Lao

0882811234



Brendon Ly

0447888444

\$1,610,000

For an in-depth look at this home, please click on the 3D tour for a virtual walk-through or copy and paste this link into your browser Virtual Tour Link: <https://my.matterport.com/show/?m=rhccoionX1m> To submit an offer, please copy and paste this link into your browser: <https://www.edgerealty.com.au/buying/make-an-offer/Auction>: Tuesday the 23rd of April 2024 at 6:15pm onsite (Unless Sold Prior) Mike Lao, Brendon Ly and Edge Realty RLA256385 are proud to present to market a unique opportunity to purchase a gorgeous 1.330 hectare corner block property zoned rural living, providing a perfect blend of tranquility and potential. Whether you have a passion for farming or you're simply dreaming of a peaceful and private property with room to move and play, this renovated Burton beauty could be just what you're looking for. Approaching the property, the 110m frontage unfolds with an electric front gate, full fencing and multiple access gates catering to all your parking needs-from cars to boats, caravans, trailers and more. The main residence has been recently renovated ready for you to move in and enjoy. The bright and inviting lounge room is set at the front of the home and features wall sconces, a paneled feature wall and easy-care vinyl flooring. From here you can step into the open plan kitchen and meals area which has a Mitsubishi split system air-conditioning unit, roller blinds and pendant lighting. The home chef will delight in the sleek, gourmet kitchen with a tiled splashback, 2-PAC cabinetry with push to open drawers, overhead cupboards, an island bench, ceramic hotplate and electric oven. Clean up will be a breeze with the dishwasher plus there is a mixer tap and a puratap. There are four bedrooms in the main home, the rumpus/bedroom 4 has direct access to the front and rear, making it perfect to setup for a teenagers retreat or home studio depending on your needs. To service them is the main bathroom which boasts a shower with detachable shower head, bath, vanity, and a separate toilet plus there is an internal laundry with double troughs and a second shower. Outside there is a covered verandah where you can dine alfresco, host guests or simply enjoy the serenity with your morning coffee in hand. The sprawling lot also provides space to create the yard and outdoor area you've always dreamed of. There is also a large workshop/garage with two roller doors as well as doors leading to the back and side paddocks. Key features you'll love about this home: • Expansive 13,300sqm corner block • Electric front gate, electric roller shutters and security alarm system • Split-system air-conditioning in the open plan meals/kitchen • Ceiling fans to 3 bedrooms • Four rainwater tanks totaling approximately 70,000L • Secure parking space for four cars in the workshop/garage • Ample parking on the driveway • Easy access to major arterial roads You're sure to love the peace and quiet without sacrificing convenience. Ideally located with easy access to the Northern Expressway ensuring a quick and easy commute to Adelaide CBD, this is a terrific opportunity to secure a beautiful family home and potential business with plenty of room to move! It's only a short drive to the Diment Road Shopping Centre and Springbank Plaza Shopping Centre and just 5 minutes to Paralowie R-12 School. Call Mike Lao on 0410 390 250 or Brendon Ly on 0447 888 444 to inspect! Year Built / 1976 (approx) Land Size / 1.330ha (approx - sourced from Land Services SA) Frontage / 110m (approx) Zoning / RU-Rural Local Council / City of Salisbury Council Rates / \$1,127.65 pa (approx) Water Rates (excluding Usage) / \$296.8 pa (approx) Es Levy / \$160 pa (approx) Estimated Rental / tba Title / Torrens Title 5334/502 Easement(s) / Nil Encumbrance(s) / Nil Internal Living / 145.8sqm (approx) Total Building / 259.4sqm (approx) Construction / Solid Brick Gas / Not Connected Sewerage / Septic For additional property information such as the Certificate Title, please copy and paste this link into your browser: <https://vltre.co/xs3ZK> If this property is to be sold via Auction, the Vendors Statement (Form 1) may be inspected at the Edge Realty Office at 4/25 Wiltshire Street, Salisbury for 3 consecutive business days prior to the Auction and at the Auction for 30 minutes before it starts. Want to find out where your property sits within the market? Receive a free online appraisal of your property delivered to your inbox by entering your details here: www.edgerealty.com.au/EdgeRealtyRLA256385 are working directly with the current government requirements associated with Open Inspections, Auctions and preventive measures for the health and safety of its clients and buyers entering any one of our properties. Please note that social distancing is recommended and all attendees will be required to check-in. Disclaimer: We have obtained all information in this document from sources we believe to be reliable; However we cannot guarantee its accuracy and no warranty or representation is given or made as to the correctness of information supplied and neither the Vendors or their Agent can accept responsibility for error or omissions. Prospective Purchasers are advised to carry out their own investigations. All inclusions and exclusions must be confirmed in the Contract of Sale.